145.0	0002	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,800 /	742,800
					USE VALUE:	742,800 /	742,800
					ASSESSED:	742,800 /	742,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
232		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACKSON IAN & CATHERINE A
Owner 2:	
Owner 3:	
Street 1:	232 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JACKSON IAN -
Owner 2:	-
Street 1:	232 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	258,500	4,300	480,000	742,800
Total Card	0.138	258,500	4,300	480,000	742,800
Total Parcel	0.138	258,500	4,300	480,000	742,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.14 | /Parcel: 442.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94944
GIS Ref:
GIS Ref:
Insp Date: 01/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,600	4300	6,000.	480,000	742,900	742,900	Year End Roll	12/18/2019
2019	101	FV	212,400	4300	6,000.	450,000	666,700	666,700	Year End Roll	1/3/2019
2018	101	FV	204,000	5100	6,000.	372,000	581,100	581,100	Year End Roll	12/20/2017
2017	101	FV	204,000	5100	6,000.	342,000	551,100	551,100	Year End Roll	1/3/2017
2016	101	FV	204,000	5100	6,000.	312,000	521,100	521,100	Year End	1/4/2016
2015	101	FV	192,600	5100	6,000.	306,000	503,700	503,700	Year End Roll	12/11/2014
2014	101	FV	192,600	5100	6,000.	284,400	482,100	482,100	Year End Roll	12/16/2013
2013	101	FV	192,600	5100	6,000.	270,600	468,300	468,300		12/13/2012

!11323!

PRINT

Date	Time
12/11/20	01:30:24

LAST REV

Date	Time
03/28/18	09:51:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACKSON IAN,	60712-211		12/12/2012	Convenience	1	No	No		
JACKSON PAUL L-	33941-65		10/30/2001		310,000	No	No		
	14802-167		11/1/1982		70,000	No	No		Y

USER DEFINED

Prior Id # 1:	94944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2013	43	Manual	18,551	C				
5/10/2005	353	Manual	1,000					repair front stair

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2018	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/21/2009	Inspected	197	PATRIOT
1/26/2009	Measured	372	PATRIOT
12/27/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98794085
Adj $ / SQ:	173.384
Other Features:	88090
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374691
Depreciation:	116154
Depreciated Total:	258537

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

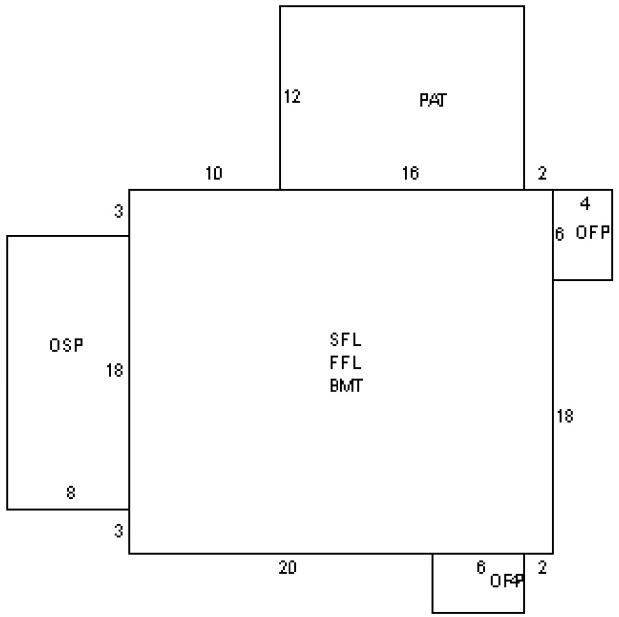
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.38
Special Features:	0	Val/Su Net:	107.71
Final Total:	258500	Val/Su SzAd	192.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	68.920	46,314
FFL	First Floor	672	173.380	116,514
SFL	Second Floor	672	173.380	116,514
PAT	Patio	192	4.150	797
OSP	Screen Porch	144	30.380	4,375
OFP	Open Porch	48	43.470	2,087

Net Sketched Area:	2,400			Total:	286,601
Size Ad	1344	Gross Are	2400	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1926	21.25	T	50	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300